



City of Waukesha
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Committee: Plan Commission	Date: 4/26/2023
Common Council Item Number: PC23-0388	Date: 4/26/2023
Submitted By: Doug Koehler, Principal Planner	City Administrator Approval: Click here to enter text.
Finance Department Review: Click here to enter text.	City Attorney's Office Review: Click here to enter text.
Subject: Conditional Use Permit – 1631 Arcadian Ave., Tire Tech – Request to operate a used/scrap tire collection and transfer site at 1631 Arcadian Ave. (formerly located at 1505 Arcadian).	

Details: The applicant would like to operate a tire transfer facility at 1631 Arcadian Ave. A one-year Conditional Use Permit was approved in September of 2021 for a similar operation at 1505 Arcadian Ave. The operation outgrew that location, and the Conditional Use Permit was not renewed in September of last year. Since that time the applicant has been using the lot for parking vehicles only, with no transfers of tires taking place there.

The new location will be on the large Koput Storage yard at 1505 Arcadian Ave. It will be located on the southern portion of the property, near the existing office building, where there is little or no visibility from any publicly accessible street or property. Several mulch piles currently located where the business will operate are in the process of being moved further to the west. The Used tires will be collected from local dealerships and auto repair businesses, then brought to the property to be transferred into larger semi-trailers. They will then be trucked to a tire recycling facility in another part of the state.

A separate operation to transfer construction and demolition waste will be located adjacent to the tire transfer yard. Waste will be brought from construction sites on roll-on dumpsters, then transferred to trucks to be removed to a landfill elsewhere in the state. Both businesses will have operation hours of 7:00 AM to 4:30 PM, Monday through Friday and 7:00 AM to 1:00 PM on Saturdays.

Both operations will be enclosed in semi-permanent structures made from shipping containers with a steel and fabric roof over the top. The structures will be 70 feet wide by 154 feet long and will be open at either end. Total height of the shipping container walls plus the roof structure will be approximately 30 feet. All operations will take place within the structures, and any equipment storage will be within the structures.

The Fire Department has significant concerns about fire risk related to the tire transfer operation. They have requested that the business be required to comply with Chapter 34 of the International Fire Code as a condition of approval. Since the location is more than 400 feet from the nearest fire hydrant, the applicant plans to extend water service from the Arcadian Ave. water main to a hydrant near the existing building.

Options & Alternatives:
 The Plan Commission may limit

Financial Remarks:

No financial impact to the City.

Staff Recommendation:

Staff recommends approval of a Conditional Use Permit for Tire Tech at 1361 Arcadian Ave. with the following conditions:

- The operations must be kept within the structures identified in the site plans. All tires must be inside trailers by the end of each workday.
- A Building Permit and Final Site Plan and Architectural Review will be required for the structures before they can be installed.
- The proposed fire hydrant must be completed before operations can begin.
- Fire Department comments must be addressed.
- Operations will need to comply with Chapter 34 of the International Fire Code at all times. Tire piles may not exceed 5,000 square feet in area or 10 feet high.